



Mayor Michael B. Coleman

## GRAPHICS COMMISSION APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: 14320-00686  
Date Received: 9/25/14  
Commission/Civic: Northland  
Existing Zoning: C-4 Application Accepted by: D. Reiss Fee: \$1,900.00  
Comments: 12/16/14

### TYPE(S) OF ACTION REQUESTED

(Check all that apply)

- ☒ Variance ☐ Graphics Plan ☐ Special Permit ☐ Miscellaneous Graphic

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Describe Applicant is requesting a variance be granted allowing a 3' setback on a permanent on premise ground sign. Section 3377.17 A of the Columbus Code requires a sign to have a 15' setback. Due to property restrictions, it is not possible to set the sign back 15'.

### LOCATION

1. Certified Address Number and Street Name 4533 Cleveland Avenue  
City Columbus State Ohio Zip 43231  
Parcel Number (only one required) 600-146400

### APPLICANT

2. Name Rodger Kessler, Vice President Kessler Sign Company  
3. Address 2669 National Rd. (PO Box 785 mailing) City/State Zanesville, OH Zip 43702-0785  
4. Phone # 800-686-1870 Fax # 740-453-5301 Email mark@kessler-signco.com

### PROPERTY OWNER(S)

2. Name Mohamed Hamdi Omar  
3. Address 2758 Abshire Ct. City/State Columbus, OH Zip 43231  
4. Phone # 703-915-5852 Fax # N/A Email N/A

☐ Check here if listing additional property owners on a separate page.

### ATTORNEY / AGENT (CIRCLE ONE)

8. Name Applicant is agent for owner  
9. Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_  
10. Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_

### SIGNATURES

11. Applicant Signature Rodger Kessler  
12. Property Owner Signature Mohamed Hamdi Omar  
13. Attorney / Agent Signature Rodger Kessler



(M) = Item required for Miscellaneous Graphics Commission action, including banners.

# GRAPHICS COMMISSION APPLICATION

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## AFFIDAVIT

**14320-00686**  
**4533 Cleveland Ave.**

(See next page for instructions)

APPLICATION # \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Rodger Kessler, Vice President Kessler Sign Company  
of (1) MAILING ADDRESS 2669 National Rd. PO Box 785, Zanesville, OH 43702-0785  
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the  
name(s) and mailing address(es) of all the owners of record of the property located at  
(2) per CERTIFIED ADDRESS FOR PROPERTY 4533 Cleveland Ave., Columbus, OH 43231  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building  
and Zoning Services, on (3) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Mohamed Hamdi Omar  
2758 Abshire Ct.  
Columbus, OH 43231

APPLICANT'S NAME AND PHONE #  
(same as listed on front of application)

Rodger Kessler, Kessler Sign Company  
800-686-1870

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR OR  
CONTACT PERSON AND ADDRESS

(5) Northland Community Council  
Dave Paul, Zoning Chair, PO Box 297836  
Columbus, OH 43229 614-325-8217

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

See attached list

☒ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

(8) Rodger Kessler  
22nd day of September, in the year 2014  
(8) Jessica Grant  
7-18-2017



**JESSICA GRANT**  
Notary Public, State of Ohio  
My Commission Expires 7/18/2017



label size 1" x 2 5/8" compatible with Avery®5160/8160  
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

**APPLICANT**

Rodger Kessler  
Kessler Sign Company  
PO Box 785  
Zanesville, OH 43702-0785

**PROPERTY OWNER**

Mohamed Hamdi Omar  
2758 Abshire Ct.  
Columbus, OH 43231

**AREA COMMISSION OR  
NEIGHBORHOOD GROUP**

Dave Paul  
Northland Community Council  
PO Box 297836  
Columbus, OH 43229

**SURROUNDING PROPERTY  
OWNERS**

JNJ Equities LLC  
635 Streamwater Dr.  
Blacklick, OH 43004

Christopher & Holly Angellatta  
2454 Brooklyn Rd.  
Columbus, OH 43229

Marvin C. Rivers  
2460 Brooklyn Rd.  
Columbus, OH 43229

AG Investment Management Co, LLC  
4523 Cleveland Ave.  
Columbus, OH 43229

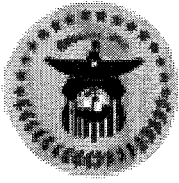
NW Enterprises LLC  
4555 Cleveland Ave.  
Columbus, OH 43229

Bill Y C Yee  
1982 Cerco Alta Dr.  
Monterey Park, CA 91754

**14320-00686**  
**4533 Cleveland Ave.**



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# CITY OF COLUMBUS

## DEPARTMENT OF BUILDING AND ZONING SERVICES

14320-00686  
4533 Cleveland Ave.

### One Stop Shop Zoning Report Date: Tue Sep 30 2014

General Zoning Inquiries: 614-645-8637

#### SITE INFORMATION

Address: 4533 CLEVELAND AVE COLUMBUS, OH 43231

Mailing Address: 2758 ABSHIRE CT

COLUMBUS OH 43231

Owner: MOHAMED HAMDY OMAR

Parcel Number: 600146400

#### ZONING INFORMATION

Zoning: Z12-026, Commercial, C2

effective 8/8/2012, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

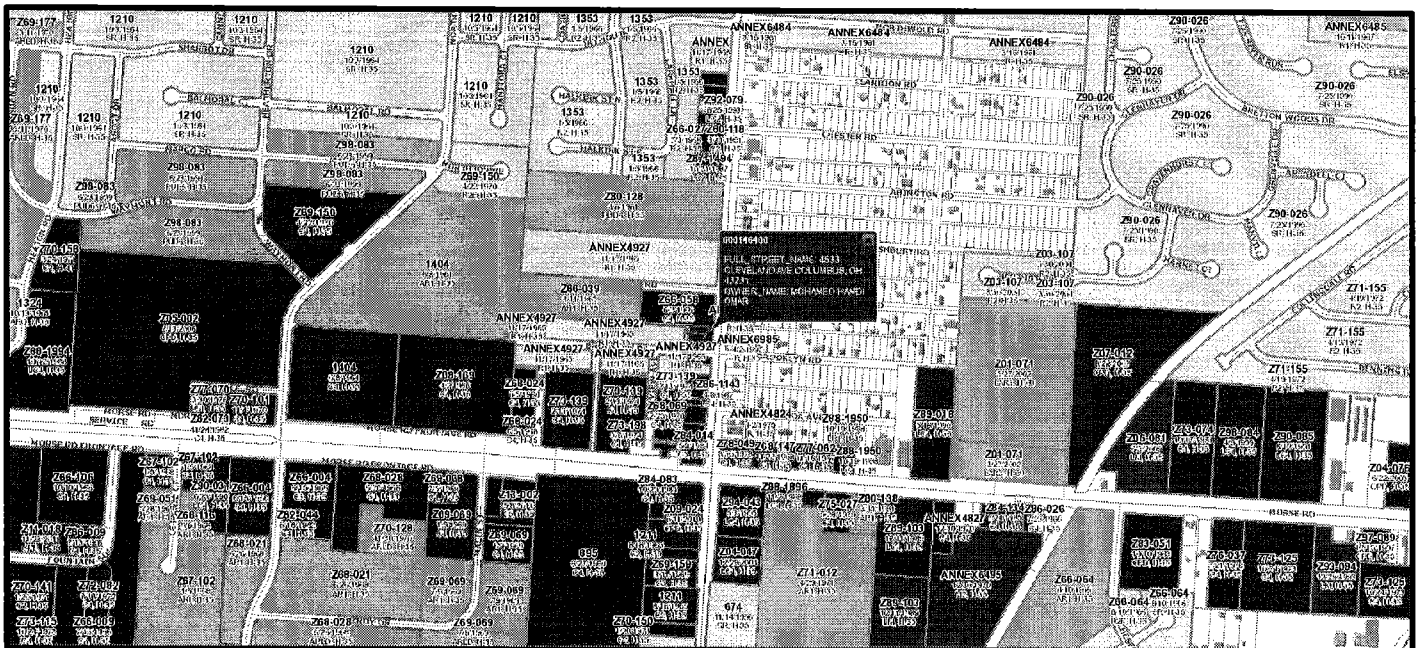
#### PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





## GRAPHICS COMMISSION APPLICATION

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### STATEMENT OF HARDSHIP

**14320-00686**  
**4533 Cleveland Ave.**

APPLICATION # \_\_\_\_\_

#### 3382.05 Variance.

Any request for a Variance from this Graphics Code shall be heard and decided by the Graphics Commission as provided by the Graphics Code.

- A. The Graphics Commission shall have the power, upon application, to grant a Variance from one (1) or more provisions of this Graphics Code. No Variance shall be granted unless the Commission finds that a hardship exists, based upon special physical conditions which:
1. Are due to exceptional shallowness, shape, topographic conditions or other extraordinary situations peculiar to the premises itself; or
  2. Differentiate the premises from other premises in the same zoning district and the general vicinity; or
  3. Prevent a reasonable return in service, use or income compared to other conforming premises in the same district; and
  4. Where the result of granting the variance will not be injurious to neighboring properties and will not be contrary to the public interest or to the intent and purpose of the Graphics Code.
- B. In granting a Variance, the Graphics Commission may impose such requirements and conditions regarding the location, character, and other features of the *graphics* as the Commission deems necessary to carry out the intent and purpose of this Graphics Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this Graphics Code shall be construed as authorizing the Commission to affect changes in the Zoning Map or to add to the uses permitted in any zoning district.

I have read Section 3382.05 Variance, and believe my application for relief from the requirements of the Graphics Code satisfies the four criteria for a variance in the following ways:

Applicant is asking for a variance to allow a reduced setback for the road sign. Section 3377.17(A) only  
allows for a setback of no less than 15'. This request for a reduction is warranted due to the fact that the  
business itself as well as the business next to it are very close to the road. The sign could not be setback  
15' because it would be inside the building. The applicant is requesting the sign be permitted a setback of  
3' from the edge of the sign to the right of way.

Signature of Applicant

Date

9-22-14

| REV# | DATE      | REMARKS    |
|------|-----------|------------|
| 1    | 4-30-2012 | REVISION 1 |
| 2    | 4-3-2012  | REVISION 2 |
|      |           |            |
|      |           |            |
|      |           |            |



**SHARK VIZ, INC.**  
DESIGN AND VISUALIZATION  
4608 HEATON ROAD  
COLUMBUS, OHIO 43228

**14320-00686**  
**4533 Cleveland Ave.**

**NEW SIGN  
—3FT-SET-BACK—  
FROM PROPERTY  
LINE**

CODED NOTES

1. NET SIGNAL
2. EXISTING SIGNALS TO BE DEMAND
3. NET PAGING SIGNAL
4. NET HANDOFFED PAGING SIGNAL SEE DETAIL 1 ON THIS SHEET.
5. NET BOTTLE PAGING NOISE SEE DETAIL 1 ON THIS SHEET.

### GENERAL NOTES

1. ALL SITE UTILITIES ARE EXISTING

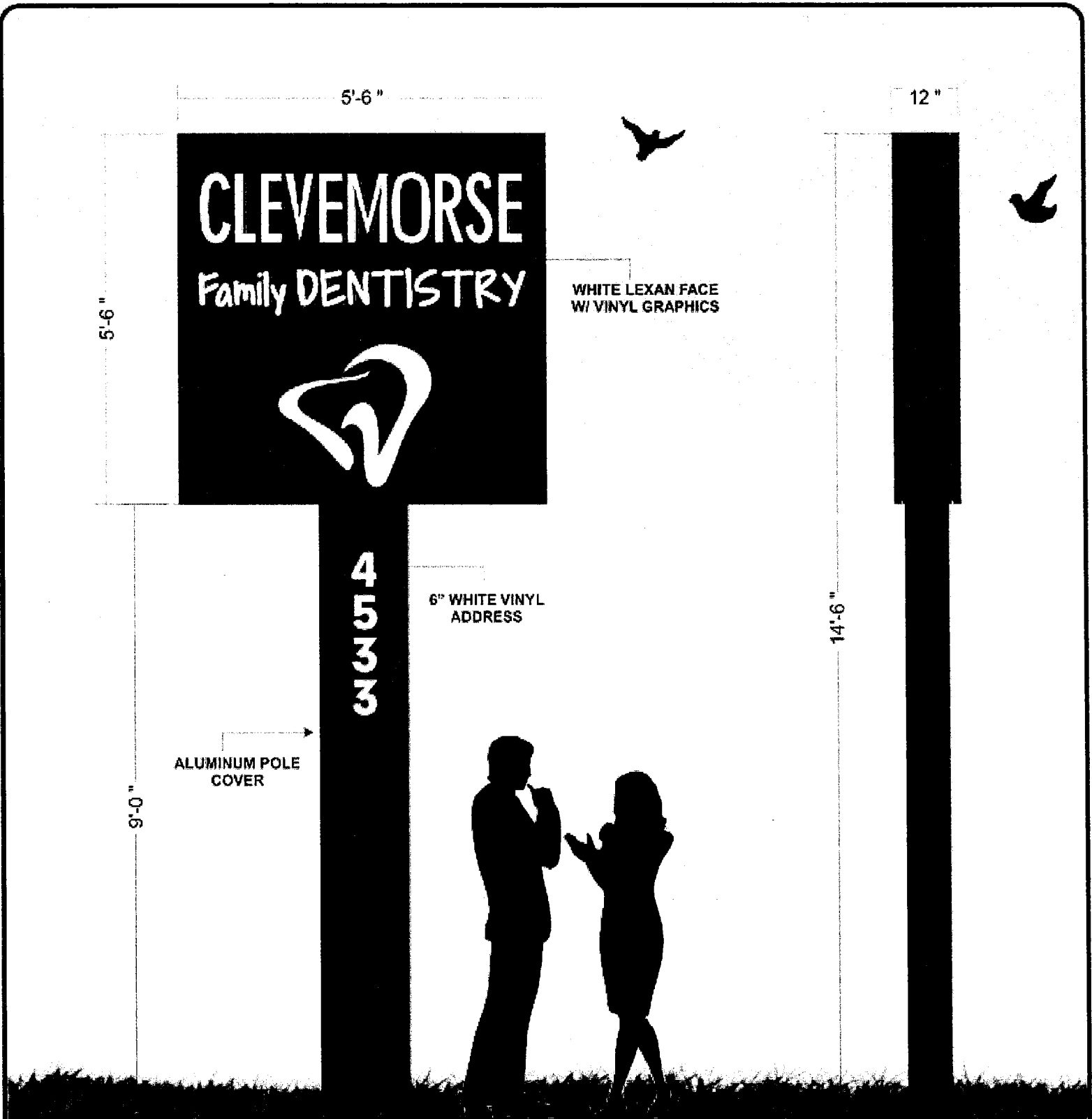
**A** SITE PLAN NEW WORK  
SCALE 1" = 10'-0"

# 三

ORDER IS APPLYING FOR RECEIVING OR VOUCHER TO

⑦ SIDEWALK DETAIL

**HOW TO SEAL**



|                    |              |  |
|--------------------|--------------|--|
|                    |              |  |
| <b>PANTONE 299</b> | <b>WHITE</b> |  |
|                    |              |  |
| <b>PANTONE 368</b> | <b>BLACK</b> |  |

**NEW D/F LED ILLUMINATED ROAD SIGN W/  
PRINTED VINYL GRAPHICS & POLE COVER**

**14320-00686**  
**4533 Cleveland Ave.**

| Revised 8/14/14 |           |
|-----------------|-----------|
| Scale           | 1/2" = 1' |
| Date            | 4/28/14   |
| Drawn by        | Jared     |
| Checked by      | Mark      |

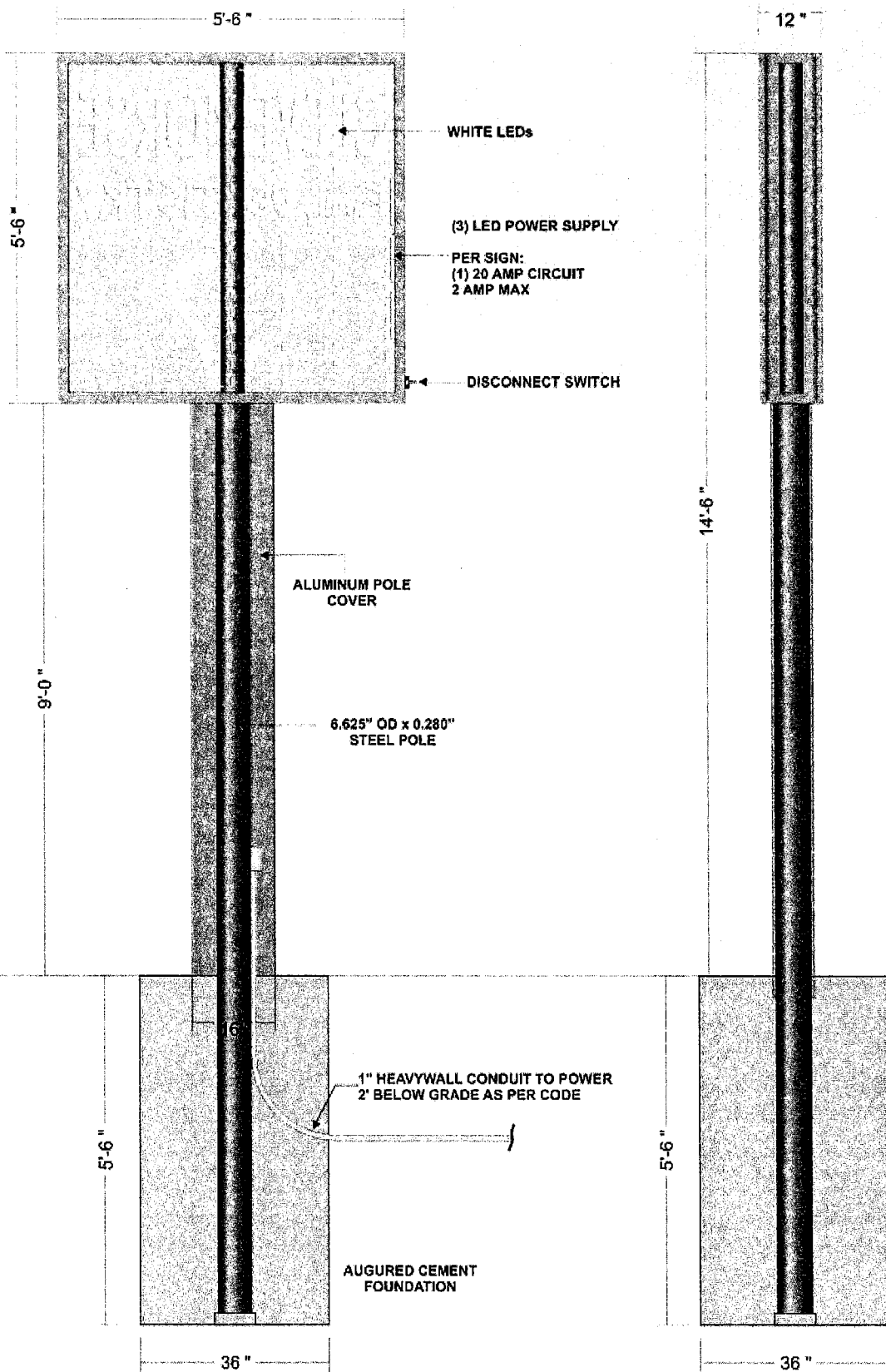
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**THE KESSLER DESIGN GROUP**

2609 NATIONAL ROAD  
PO. BOX 9785  
ZANESVILLE, OHIO 43084-0785  
(614) 884-1650

**PER COSA**  
**REGISTRATION # SS08-108**



**NEW D/F LED ILLUMINATED ROAD SIGN W/  
PRINTED VINYL GRAPHICS & POLE COVER**

PER COSA  
REGISTRATION # 5508-108

**14320-00686**  
**4533 Cleveland Ave.**

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**THE  
KESSLER  
DESIGN  
GROUP**  
2409 NATIONAL ROAD  
PO BOX 9335  
ZANESVILLE, OHIO 43895  
740.696.1970





# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 9/10/14



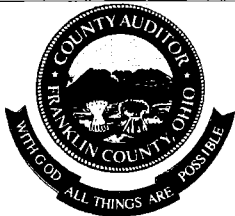
Disclaimer

Scale = 75'



This map is prepared for the real property inventory within this county. It is based on survey plats, and other public records and data. Users of this map are not to be held responsible for any errors or omissions. Information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities for the map. Please notify the Franklin County GIS Division of any discrepancies.

**14320-00686**  
**4533 Cleveland Ave.**



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 9/10/14



Disclaimer

Scale = 100



This map is prepared for the real property inventory within this county. It is based on survey plats, and other public records and data. Users of this map are notified that this map is for informational purposes only. Users of this map are notified that the mapping companies assume no legal responsibilities for the information presented. Please notify the Franklin County GIS Division of any discrepancies.

**14320-00686**  
**4533 Cleveland Ave.**



# City of Columbus Address Plat



## CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form  
are Herein Certified for Securing  
of Building & Utility Permits

Parcel ID: 600-146400

House Number: 4533

Lot Number: 140

Work Done: REMODEL

Project Name: CLEVEMORSE DENTAL

Street Name: CLEVELAND AVE

Subdivision: SUBURBAN HOMESITES CO ALLOT.

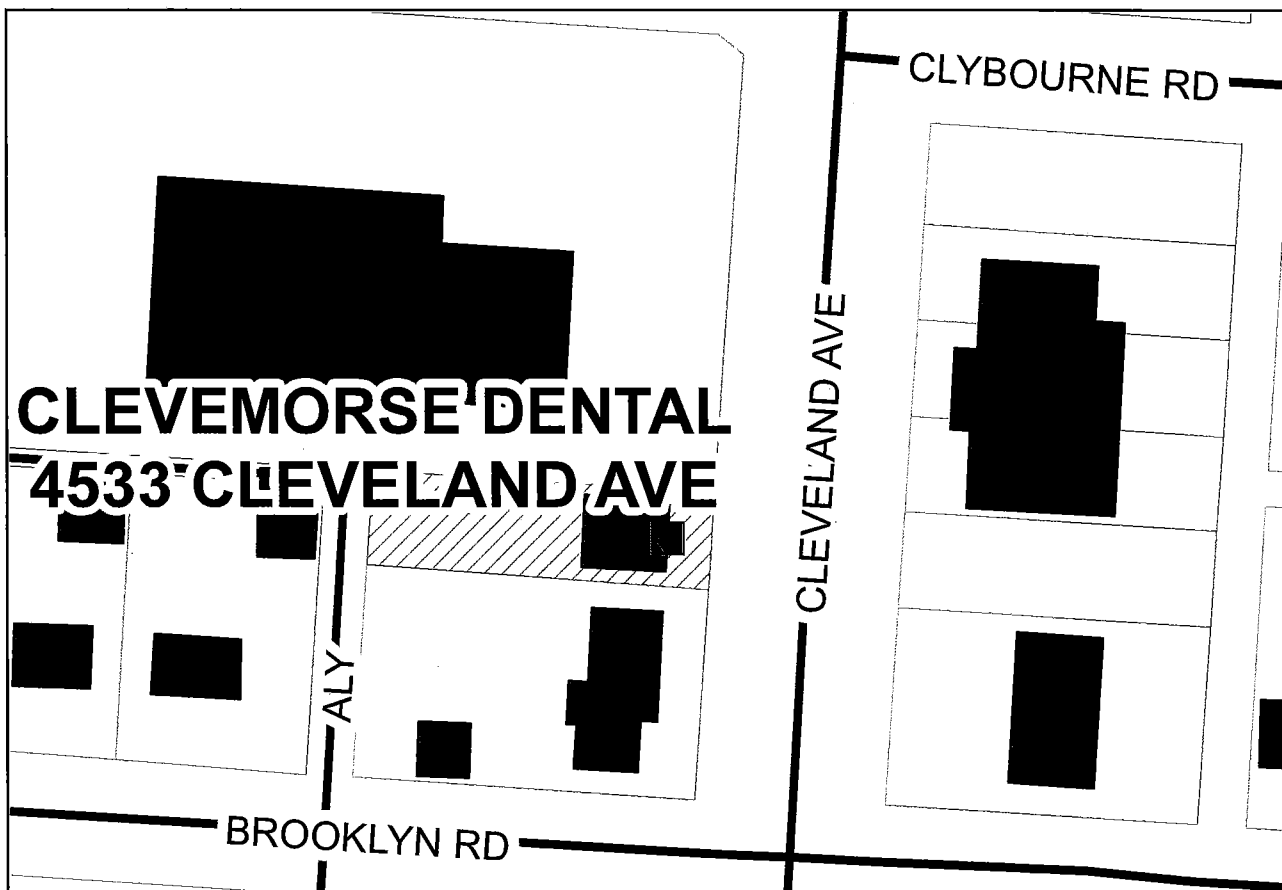
Complex: N/A

Owner: HAMDI OMAR MOHAMED

Requested By: KESSLER SIGN COMPANY (BOB KESSLER)

Printed By: Cassandra Sampeur

Date: 7/11/2014



JENNIFER L. GALLAGHER, P.E., DEPUTY DIRECTOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO

SCALE: 1 inch = 80 feet

GIS FILE NUMBER: 187821

14320-00686  
4533 Cleveland Ave.

**LIMITED POWER OF ATTORNEY**

I, Mohamed Hamdi Omar, owner of real estate located at 4533 Cleveland Ave., Columbus, Ohio do hereby appoint Rodger Kessler, of Kessler Sign Company, 2669 National Rd., Zanesville, Ohio as my attorney-in-fact to act on my behalf for the purpose of the graphics variances being requested for signage to be installed at 4533 Cleveland Ave., Columbus, Ohio. This power of attorney begins on September 4, 2014 and shall continue until December 31, 2014. I grant my attorney-in-fact full authority to act in any reasonable and necessary manner for the purpose of exercising the above powers. I ratify all lawfully performed acts by my attorney-in-fact in exercising these powers.

I agree that any third party who is given a copy of this power of attorney may act relying on it. I agree that revocation of this power of attorney is effective as to a third party only upon receipt of actual notice by the third party. If because of reliance on this power of attorney, a third party suffers any loss, I agree to indemnify the third party for the loss.

Signed this 22nd day of September, 2014.

State of Ohio

Hamdi Mohamed  
Principal, Mohamed Hamdi Omar

9-22-14  
Dated

Signature of Attorney-in-Fact

By accepting this appointment and acting under it, the attorney-in-fact (agent) assumes the legal responsibilities of an agent.

State of Ohio  
County of Muskingum  
Subscribed to me in my presence  
and before me this 22nd day of September,  
in the year 2014

Signed this 22nd day of September, 2014

State of Ohio

Rodger Kessler  
Attorney-in-Fact, Rodger Kessler

Jessica Grant Jessica Grant  
Notary Public

My commission expires 7-18-2017



JESSICA GRANT  
Notary Public, State of Ohio  
My Commission Expires 7/18/2012

